



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:37:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660026599 Parcel ID 000000-00-0-30010-060-0004 Cadastral ID 30-24-18-04400 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 324017 ZELLNER, GENEVA M & HEATH A SMITH 6701 PLUM GROVE LN BIG CABIN OK 74332-0000 Parcel Location Situs 00821 PINE ST Subdivision CHELSEA O T Lot/Block 0004 / 0060 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.53310754 -95.43499908																																																																																																																									
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3372	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,688.00 x 1.10 = 16,157	
Factor Value		
Adjustments	1.0000	
Lot Value	16,157	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,181 / 1,181
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86



5/10/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	52,605 44.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	29,340 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	28,302
Lot Value	16,157
Indicated Value	44,459 37.65 Per SqFt
Agland Value	
Site Improvements	
Total Value	44,459 37.65 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.14	Total Misc Impr	+ 10,015
Roofing Adj	+ 5.05	Garage Cost	+ 0
Subfloor Adj	+ 2.45	Total RCN	= 141,508
Heat/Cool Adj	+ 0.76	Depreciation (80%)	- 113,206
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,302
Adj Base Cost	= 111.34	Lot Value	+ 16,157
Total Area	x 1,181	Indicated Value	= 44,459
Adjusted Cost	= 131,493	Value Per SqFt	37.65

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	64448	8x5		40	21.17	847
PRCH	SLAB PORCH - COVERED	64449	24x6		144	20.84	3,001
EPSW	ENCLOSED PORCH - SOLID WALL	146364	14x8		112	55.06	6,167

